

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, AUGUST 21, 2013

City/County Government Center, Meeting Room D & E
7:30 a.m.

1. Giles called the meeting to order at 7:30 a.m. The meeting was held in Room D & E of the City/County Government Center, 160 S. Macy Street, Fond du Lac, Wisconsin.

2. Wegner called the roll

Present

Absent

Richard Ewald
Greg Giles
Mary Gilles
Karyn Merkel

Doug Teletzke (excused)
Leo Udee (excused)

Wegner declared a quorum present

Staff in attendance:

Wayne Rollin, Community Development Director
Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others Present:

None

3. Approval of Minutes

- A. Open and Closed Session Minutes from the Regular Meeting of July 18, 2013

Ewald made a motion to approve the minutes of the regular meeting of July 18, 2013; seconded by Gilles. Motion carried.

4. New Business

A. Approval of Financial Statements

(1) Redevelopment Authority Monthly Financial Statement – July 2013

Wegner reviewed the monthly financial statement.

Merkel made a motion to approve the monthly financial statement; seconded by Gilles. Motion carried.

B. Resolution No. 13-22 – A Resolution Authorizing the Acquisition of Properties from Fond du Lac County as Part of the Homestead Opportunity Program and for Economic Development

Benson reviewed that each July Fond du Lac County takes title to tax delinquent properties and the Redevelopment Authority (RDA) is offered the opportunity to acquire property for the cost of the delinquent taxes. The RDA will be acquiring 3 parcels:

- 345 Superior Street. This property will be donated to ADVOCAP as a future homeownership site.
- 237 E 9th Street. This property will be rehabilitated and sold to an income eligible household as part of the Neighborhood Stabilization Program.
- 350-362 W. Division Street. This property will be offered as an economic redevelopment site.

Gilles made a motion to approve Resolution No. 13-22; seconded by Ewald. Motion carried.

C. Resolution No. 13-23 – A Resolution Approving a Subrecipient Agreement with Clarity Care, Inc. for the Help at Home Program as Part of the Community Development Block Grant (CDBG) Program

Benson reviewed that the PY2013 Annual Action Plan identified a lack of supportive home care assistance to enable individuals to live independently in their own homes as a community need. The Help at Home Program will provide supportive home care services to elderly low-moderate income persons and to persons with disabilities residing within the City of Fond du Lac. Benson indicated that the program helps to reduce the participant's cost for this service.

Merkel made a motion to approve Resolution No. 13-23; seconded by Gilles. Motion carried.

D. Resolution No. 13-24 A Resolution Approving a Subrecipient Agreement with Ebony Vision for the CARE Mentoring Program as Part of the Community Development Block Grant (CDBG) Program

Benson reviewed that the PY2013 Annual Action Plan identified a need to provide mentoring for individuals seeking to obtain a GED/HED; enroll in post-secondary education; and/or apply, obtain and retain employment within the community. The CARE Mentoring program will provide mentoring services, not addressed by the community, to low-moderate income individuals residing within the City of Fond du Lac. The UW Fond du Lac is partnering with Ebony Vision to help monitor the success of this program.

Ewald made a motion to approve Resolution No. 13-24; seconded by Merkel. Motion carried.

E. Verbal Update on Regional Revolving Loan Fund

Benson reviewed that in February 2012 an update was provided regarding the efforts to create a Regional Revolving Loan Fund (RRLF) covering six East Central Counties including Fond du Lac. The effort would pool State Small Cities CDBG funding thus making larger loan proceeds available. However, the US Department of Housing and Urban Development (HUD) has determined that the City of Fond du Lac as an Entitlement Community is ineligible to participate in the program because the City's CDBG is funded directly from the Federal government rather than through the State's Program. Rollin indicated that City staff is researching other funding possibilities that would enable the City to participate in the RRLF.

F. Verbal Update on Brownfield Redevelopment Project at 26 AS. Brooke Street

Benson reviewed that staff has been working with Commonwealth Development who is moving forward with their plans. The City has submitted a grant application to the State. Benson indicated that the real estate will be transferred to the developer in early 2014 for parcel development.

G. The Redevelopment Authority will Adjourn to Closed Session for the Following Purposes

Merkel made a motion to adjourn into closed session. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Giles, aye; Gilles, aye; Merkel, aye. Motion carried.

H. Reconvene into Open Session Immediately Upon Conclusion of the Closed Session

Merkel made a motion to reconvene into open session. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Giles, aye; Gilles, aye; Merkel, aye. Motion carried.

I. Resolution No. 13-25 – A Resolution Approving Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Programs

Merkel made a motion to approve Resolution No. 13-25. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Giles, aye; Gilles, abstain; Merkel, aye. Motion carried.

J. Action on Review of Request for Housing Rehabilitation Assistance for Lead Poisoning Case

Merkel made a motion to approve a \$25,000 grant for the repair of the roof and the four areas with severe water damage with the contingency that 1) the property owners attend Credit Counseling and 2) start making consistent payments on their outstanding real estate taxes. If the two contingencies are not met, the loan in the estimated amount of \$38,000 for additional work items will not be considered by the RDA in the future; seconded by Gilles. Motion carried (Nay – Ewald).

5. Correspondence - None

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:47 a.m.

Respectfully submitted,

Debbie Wegner
Community Development Specialist

MINUTES

**REGULAR MEETING
REDEVELOPMENT AUTHORITY OF THE
CITY OF FOND DU LAC**

**THURSDAY, AUGUST 21, 2013
CLOSED SESSION**

Present

Richard Ewald
Gregg Giles
Mary Gilles
Karen Merkel

Absent

Doug Teletzke (excused)
Leo Udee (excused)

The Chairman declared a quorum present.

Staff in attendance:

Wayne Rollin, Community Development Director
Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others in attendance:

None

Three loans being considered for approval under the CDBG and/or HOME Program were reviewed. Also discussed was a review of a request for housing rehabilitation assistance for a lead poisoning case.

Respectfully submitted,

Debbie Wegner
Community Development